



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: January 7, 2015 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Shell, Modugno, Valadez, Louie, Pedersen

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Valadez representing the First Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Louie – That the agenda for January 7, 2015 be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. Mr. Alexanian reported that at yesterday's Board of Supervisors meeting, the Board authorized the Department to accept a grant from the California Strategic Growth Council's Sustainable Communities Planning Grants and Incentives Program for the development of the West Carson Transit Oriented District Specific Plan.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Louie/Pedersen – That the minutes for December 10, 2014 be approved.

At the direction of the Chair, the minutes were approved unanimously.

PUBLIC HEARING

Zoning Permits

Project Approved

6. **Project No. R2013-03397-(5). Applicant: Antelope Valley Solar, LLC. Southwest Corner of East Avenue F and 90th Street East. Antelope Valley East Zoned District. a. Conditional Use Permit No. 201300170. To authorize the construction, operation, and maintenance of a photovoltaic solar renewable energy facility (“electric generating plant”) in the A-2-1 (Heavy Agricultural) Zone pursuant to Los Angeles County Code Section 22.24.150 and to modify fence height to allow a 7- to 8-foot fence around the Project Site. b. Environmental Assessment No. 201300290. To consider a Mitigated Negative Declaration with impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Utilities/Service Systems reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Mr. Curzi presented the staff report recommending approval of the project. Testimony was followed by David Revelt, applicant’s representative in favor of the project. There being no members of the public present in opposition, no rebuttal from the applicant’s representative was required.

Discussion followed between staff and the Commission in which Commissioner Shell raised concerns on the survival of the trees. She requested that the condition should reflect irrigation and revegetation throughout the entire grant term.

Commissioner Valadez requested that Condition No. 23 be modified to reflect that the applicant submit the plan to the Roosevelt Town Council for their review and “approval”. County Counsel informed the Commissioners that Roosevelt Town Council is not an approved County entity, therefore, the condition should be modified to read: Prior to submitting such plan to Regional Planning, the permittee shall submit the plan to the Roosevelt Town Council for their review and comment.

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PUBLIC HEARING (Cont.)

Zoning Permits

In addition, County Counsel read into the record revised Condition No. 24 - The permittee shall continue irrigation of perimeter landscaping and revegetation as reasonably necessary to maintain the health of the landscaping throughout the life of the grant to the satisfaction of Regional Planning.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration pursuant to State and local CEQA guidelines.

Motion/second by Commissioners Modugno/Pedersen – That the Regional Planning Commission approve Conditional Use Permit No. 201300170 with findings and conditions of approval as presented by staff for Condition Nos. 23 and 24.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, January 21, 2015.

DISCUSSION AND POSSIBLE ACTION

Zoning Permits

Action Taken as Noted

7. **Project No. R2013-03046-(4). Applicant: Creative Design Associates (CDA). 18002 Colima Road, Rowland Heights. Puente Zoned District. Request to initiate Plan Amendment to the Rowland Heights Community Plan. The project contains a request for a conditional use permit and zone change to authorize the construction and maintenance of a 35,413 square foot, two-story office building with subterranean parking located on a 1.16 acre property. The site is located in the U1-Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The plan amendment requests to change the designation to the C (Commercial) designation to allow the office use.**

Ms. Bush presented the staff report requesting that the Regional Planning Commission initiate the Plan Amendment to change the land use designation to the C (Commercial) designation to allow the proposed office use. The U-1- Urban plan designation does not allow commercial, service or office uses.

Ms. Bush read into the record that a letter was received from residences located at 17553-17989 Calle Barcelona, Rowland Heights, expressing concerns of the change.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Zoning Permits

Commissioner Pedersen requested that staff contact them and provide detail description of the project.

Testimony was followed by Kenneth Pang, applicant's representative in support of the initiation to change the Plan Amendment from U1- Urban to C (Commercial).

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission instructs staff to initiate amendment to the Rowland Heights Community Plan. The plan amendment application will be heard concurrently with the subject entitlements requests out in the community of Rowland Heights at a future public hearing.

At the direction of the Chair, the item passed unanimously.

PUBLIC COMMENT

8. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

10. Commission/Counsel/Director Reports

Commission

Motion/second by Commissioners Modugno/Louie – That the request to cancel the Wednesday, January 21st and January 28th, 2015 meetings from the approved meeting schedule be approved.

At the direction of the Chair, the item passed unanimously.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 9:47 a.m. to Wednesday, January 14, 2015.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Laura Shell, Chair



Sorin Alexanian, Deputy Director
Current Planning Division